

Staff Summary Report



Development Review Commission Date: 08/14/07

Agenda Item Number: 10

SUBJECT: Hold a public or meeting for a Development Plan Review for HYATT SUMMERFIELD SUITES located at 8575 South Priest Drive.

DOCUMENT NAME: DRCr_Hyattsummerfield_081407**PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **HYATT SUMMERFIELD SUITES (PL070201)** (Charles J. Lindgren, owner; Denny Boles, T. Howard & Associates, applicant) for a +/- 98,000 s.f. 131 room hotel on +/- 3 acres, located at 8575 South Priest Drive, in the Warner Village Planned Area Development located in the PCC-1, Planned Commercial Center District, and within the Southwest Overlay District. The request includes the following:

DPR07140 – Development Plan Review including building elevations, site plan and landscape plan for a four-story suite and studio extended stay hotel built in a U-shape around a central landscaped courtyard and pool.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

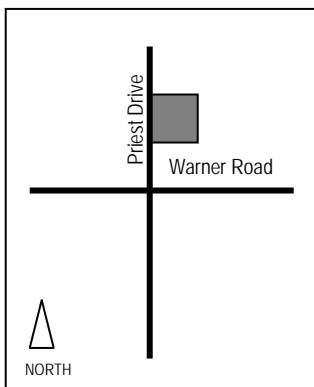
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1-22.

ADDITIONAL INFO:



Gross/Net site area	3 acres
Building area	98,000 s.f.
Lot Coverage	22 % (50% maximum allowed)
Building Height	65 ft (67 ft max. allowed by approved use permit)
Building setbacks	50' front, 60' side, 69' rear (0, 30, 30 min.)
Landscaped area	15% (15% minimum required)
Vehicle Parking	151 spaces (143 min. required, 179 max allowed)
Bicycle Parking	10 spaces (9 minimum required)

A neighborhood meeting is not required with this application.

This project previously received approval for a Use Permit to allow a hotel within the PCC-1 District and a Use Permit to increase the maximum building height by 12% from sixty (60) feet to sixty-seven (67) feet (both approved by the Hearing Officer June 5, 2007).

PAGE:

1. List of Attachments
- 2-4. Comments / Reasons for Approval
- 5-9. Conditions of Approval
- 9-10. History & Facts / Zoning & Development Code Reference

ATTACHEMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Site Plan
- 5-6. Building Elevations
- 7-8. Building Sections
9. First Floor Plan
10. Upper Floor Plans
11. Landscape Plan
12. Conceptual Grading and Drainage Plan
- 13-20. Site Photos
21. Color Elevations (11x17)

COMMENTS:

The applicant is requesting an approval for a Development Plan Review for a project consisting of a 4-story extended stay suite hotel, with surface parking. The 98,000 s.f. of building is located on 3 net acres. This site is located on the north east corner of Warner Road and Priest Drive. The site is a vacant parcel at the northern end of the Warner Village development, which includes retail/restaurant buildings and medical and general offices. The PCC-1 zoning allows for building heights of 35', and the southwest overlay district allows for an additional 25'. On June 5, 2007 this site received a use permit to exceed the allowed 60' building height by seven feet. The proposed hotel is 65' tall.

Project Analysis**Site**

The project is located along at the north east corner of Warner Road and Priest Drive, the first major intersection entering Tempe from the south; serving as a gateway into Tempe. The property is bounded by the Highline Canal to the north, Priest Drive to the west, the Warner Village development to the south and the parking lot of Honeywell, a large industrial use to the east. The hotel completes the approved General Plan of Development for the Warner Village development, which indicated a future phased hotel located on this northernmost parcel. As part of the approved General Plan of Development this site provides both pedestrian and vehicular access to the existing commercial uses to the south, however, the alignment between sites was not provided on the plans, see condition #2 regarding site plan access requirements. The proposed site plan omits a remnant of property at the northernmost tip of the site, which was originally planned as hotel parking. Since the parking is not needed, the applicant has indicated this portion of the site is to remain vacant. Although it would be preferred that this site be developed with a supportive use rather than left vacant, staff is conditioning this approval to require that the remnant be fenced inclusively with the hotel property, landscaped with a buffer at the perimeter of the property, and dust proofed on the interior of the remnant property, to be maintained by the hotel. Further, that if this area is used as a parking area, that it be fully improved to development code standards; see condition #3.

Use

The proposed extended stay hotel provides a unique quasi-residential product to the general area that serves the south Tempe employment area and complements the existing commercial/medical office, restaurant and retail spaces within Warner Village development. The General Plan of Development included a several restaurant pads, including a restaurant for the hotel site; the hotel restaurant is eliminated, as was one of the pad restaurants to the south. The site in total has limited restaurant uses from what was originally proposed. Parking has been restricted by the amount of medical office uses within the existing development; however, the remnant land to the north could serve for additional parking. Staff believes that the combined uses, and the adjacent high-employment use to the east, would support additional food services within the development. The proposed product is a combination of suites and studios with oversized bedrooms and bathrooms, full kitchens, living rooms, dining rooms. The rooms are fully furnished and equipped with all required cookware and utensils. On-site amenities include a pool and spa, an internet business center, a fitness center, complimentary hot breakfast and a nightly manager's reception. In an effort to conserve water, staff would encourage Hyatt Summerfield Suites to implement a voluntary water usage reduction program for their extended stay guests.

Building

The architecture is contemporary in design; a departure from existing Summerfield Suite products in other cities. The architectural style is appropriate to the surrounding built environment. The building is designed in a horseshoe shape building with the courtyard oriented to the north. At the pedestrian level, there are windows which allow visual communication between the interior and exterior areas. Masonry material at the first floor provides a strong grounding element and textural interest for pedestrians. Upper floors alternate between sections that are recessed or projected to provide changes in the building façade, breaking the building into smaller components with changes in material and color. The roof is a flat roof with parapet hiding roof-mounted equipment. There are four variations in roof heights, providing architectural interest in

the elevations. All four elevations have similar treatment with regard to materials, colors, fenestrations and details, providing four sided architecture. There are no balconies proposed with this design. With the exception of the southwest corner, the building does not have a strong architectural element at the top that defines or caps the top of the building. The southwest corner of the building has a metal panel system with a masonry cap and projecting roof canopy that finishes this portion of the building, drawing attention to the main entry. The entryway faces south, and is sheltered by a large shaded pull through drop-off.

Materials

The predominant building materials include two colors of Exterior Insulation and Finish System (EFIS) by the STO Corporation: Frazee *Turned Earth* (Finish 158 STO Limestone) and Frazee *Autumn Wheat* (Finish 158 STO Limestone) with light reflectance values (LRV) of 13 and 28 respectively. The first floor level, as well as a vertical and end cap on the southwest corner are modular brick by Yankee Hill Brick and Tile, in *Light Red* with a Commercial Velour finish. The southwest corner and recessed portions of the building elevations are clad in a composite metal panel system by Alucobond USA in *Silver Metallic* (A3001-DXLE) with a Kynar 500 finish. The glazing is proposed to be 1" Insulated glass by PPG Glazing in *Optigray 23* Float Glass. The colors contrast each other and are well below the allowed 75 light reflectance value level. The colors and materials were modified based on staff recommendation to integrate this last phase of the Warner Village development with the existing material palette, providing a unified appearance to the site. The EFIS colors and window treatments were changed to what is described above. The red brick is unique to this site and may blend with one of the colors on the top of a building to the south. Staff had recommended replacement of the light red modular brick with a material similar in color and texture to the masonry materials found in the buildings to the south; however any of these materials complement the metal panel system which is a uniquely defining material to this building and provides contrast from the existing development. The overall use of materials work well together, and provides a variety of texture and color and depth to the overall building façade.

Landscape

The proposed landscape plan includes five species of trees, all specified to be 24-36" box specimens: *Cercidium praecox* (Palo Brea), *Ulmus parvifolia* (Evergreen Elm), *Fraxinus velutina* "Rio Grand" (Fan Tex Ash), *Acacia salicina* (Willow Acacia) and *Phoenix dactylifera* (Date Palm). The Willow Acacia does not provide significant screening from the adjacent industrial building or parking lot. Staff recommends a different tree species be considered for the east side perimeter. The use of Palo Brea on the south side provides an open tree form that will allow connectivity with the development to the south. The shrub palette is a diverse xeriscape palette providing year round color and texture, including the following shrubs and ground covers: Purple Hopseed bush, Blue Ranger Sage, Valnetine Bush, Mexican Bird of Paradise, Silver Cloud Texas Sage, Bougainvillea, Green Cassia, Toothless Desert Spoon, Deer Grass, Texas Mountain Laurel, Ruellia, Lantana, Bush Morning Glory, Little Katie, Trainling Rosemary, Red Yucca and mid-iron hybrid Bermuda turf. Decomposed granite is proposed to be ½" screened *Santa Fe Gold*. The proposed landscape plan complies with required retention and parking lot shade. Staff is conditioning the landscape design to include landscape of the northern portion of the site, with full perimeter landscape and dust proofing, see condition #3.

Public Input

The proposed request does not require a neighborhood meeting. Staff has not received any public comments.

Conclusion

The proposed Development Plan includes building elevations a site plan and landscape plan for a four-story suite and studio extended stay hotel built in a U-shape around a central landscaped courtyard and pool. The use, site plan, building design and massing, materials and landscape treatment are appropriate to the site and general area; staff recommends approval of the request for the Development Plan Review, subject to conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan goals and objects and land use designation.
2. The project meets the development standards required under the Zoning and Development Code.
3. The project completes the existing approved General Plan of Development for Warner Village and conforms to the entitled standards for this development.
4. The placement of buildings reinforces and provides variety in the street wall.
5. Materials are of superior quality and, with conditions, are compatible with the surroundings.
6. Buildings and landscape elements have proper scale with the site and surroundings.
7. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk.
8. Buildings have a clear base and top, as identified by ground floor elements, roof forms, and detailing.
9. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
10. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces.
11. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks; lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
12. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA).
13. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage.
14. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding uses.
15. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
16. The site appropriately integrates crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
17. Landscaping accents and separates parking, buildings, driveways and pedestrian walkways.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **August 14, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **June 20, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
 - Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.
 - Provide emergency radio amplification for the hotel as required. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Contact Telecommunications (Stuart Snow 480-350-2930) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
 - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
 - Security Requirements:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
 - Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.

- Tempe Standard “DS” details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services.

Site Plan

2. Coordinate alignment of vehicular drive and pedestrian access to the property to the south, per the General Plan of Development approved January 6, 2005.
 3. The remnant parcel to the north shall be fenced inclusively with the hotel property, landscaped with a buffer at the perimeter of the property, and dust proofed on the interior of the remnant property, to be maintained by the hotel. Further, that if this area is used as a parking area, it shall be fully improved to development code standards.
 4. Provide 8'-0" wide public sidewalk along Priest Drive per Southwest Tempe Overlay District details.
 5. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
 6. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
 7. Provide upgraded paving at the driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).
 - Overhead utilities on or adjacent to the site must be placed underground per City of Tempe Code, Section 25-120. The underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or

foundation design.

- Suites to be assigned by Development Services Department.
- Refuse:
 - Provide type of refuse container to be used to Solid Waste Department; enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation staff (Ron Lopinski 480-350-8132) with a revised site plan and verify that vehicle maneuvering and access to the enclosure is adequate.
 - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- Driveways:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance of the hotel and to the main employee entrance on the north side. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

Floor Plans

10. Exit Security:

- a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
- b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

11. Public Restroom Security:

- a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department (Jim Walker 480-350-8341).

- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

Building Elevations

12. Provide main colors and materials with a light reflectance value of 75 percent or less.
 13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
 14. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 15. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
 16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
 17. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
 - Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of building, such that future installations may be accomplished with little modification.
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

Lighting

18. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

Landscape

19. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Enclose backflow prevention device in a lockable, pre-manufactured cage.
 - c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - d. Locate valve controller in a vandal resistant housing.
 - e. Hardwire power source to controller (a receptacle connection is not allowed).
 - f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - g. Repair existing irrigation system in the adjacent public right of ways where damaged by work of this project. Provide temporary irrigation to existing landscape frontage for period of time that irrigation

system is out of repair. Design irrigation so frontage is irrigated as part of the reconfigured system at the conclusion of this construction.

20. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
 21. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us. Follow the link to "form", to "native plants", and to "notice intent to clear land".
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

22. Provide one address sign on each elevation. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
 - 6) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

January 10, 1980 City Council approved a zoning change from AG to I-1, I-2 and I-3 on approximately 138 acres of property owned by Garrett Turbine Engines, bounded by the Carver Road alignment on the north, Hardy Drive on the east, Warner Road on the south and Priest Road on the west. Also included in this request was a building height variance to 90 feet and a parking stall width reduction from nine to eight feet.

September 22, 1982 Board of Adjustment approved four variances for signs.

May 27, 1992 Board of Adjustment approved variances for specific site developments.

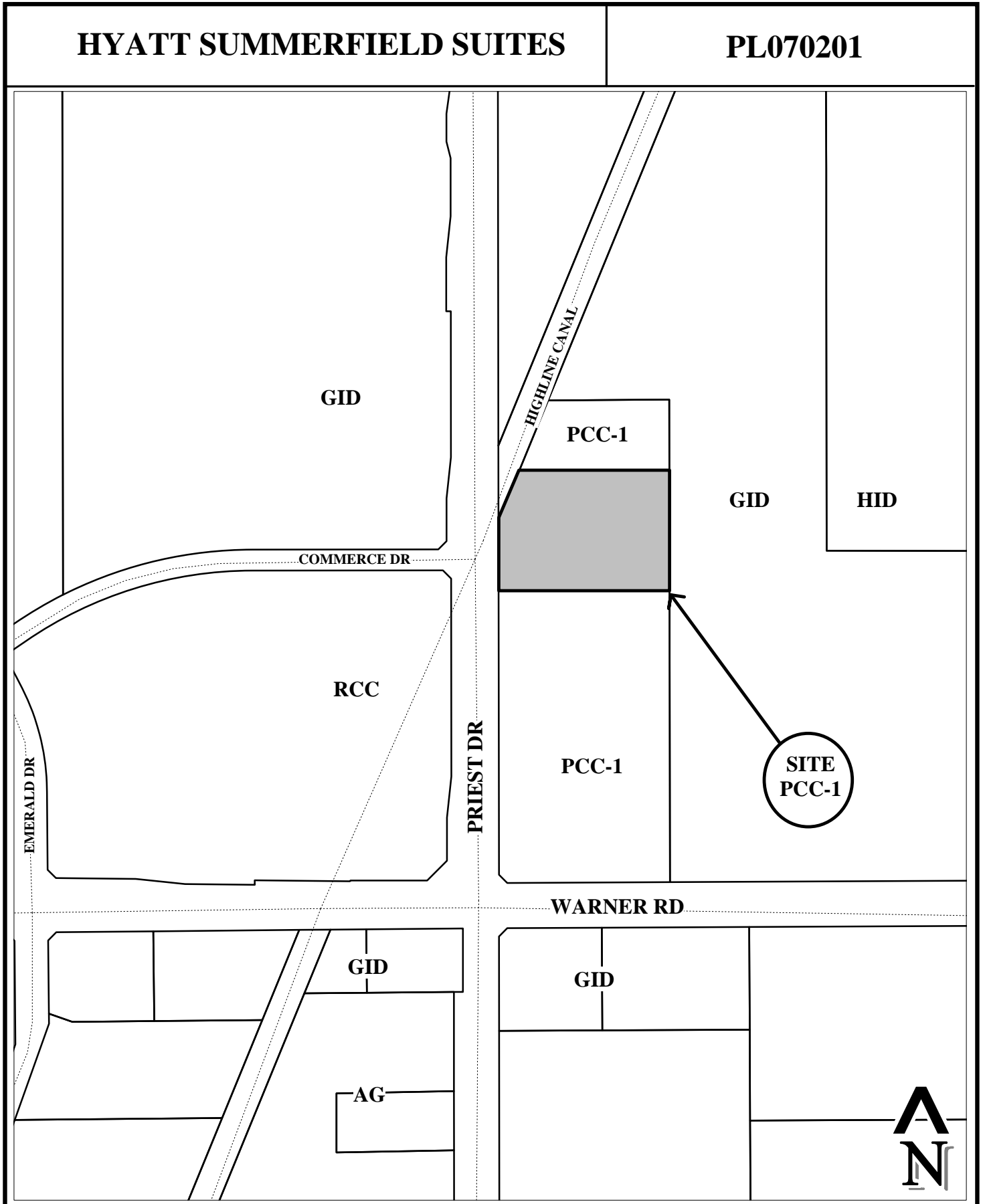
September 21, 1996 Planning and Zoning Commission approved a Final Subdivision Plat consisting of

five lots on 139.58 net acres owned by Allied Signal Air Research, bounded by the same description as above. The Commission approved the Final Subdivision Plan by a 4-0 vote on the consent agenda.

- October 10, 1996 City Council approved a Final Subdivision Plat consisting of 5 lots on 139.58 net acres. The plat was recorded.
- June 15, 2000 City Council approved a Final Subdivision Plat for two lots on 10.81 acres located at 1300 W. Warner Road, in the southwest corner of property now owned by Honeywell, Inc. The plat was recorded.
- September 14, 2004 The Planning and Zoning Commission continued the first hearing until October 12, 2004.
- September 28, 2004 The second hearing was tabled, the applicant indicated changes to the site plan and was required to withdraw, but no formal withdraw was provided at the meeting.
- October 5, 2004 The applicant submitted a withdrawal of the formal application.
- October 12, 2004 A new application was submitted for this site, with new site information and a new site plan.
- November 9, 2004 The Planning & Zoning Commission held the first hearing with the new site plan for a General Plan Amendment request.
- December 15, 2004 Design Review Board approved the building elevations, site plan and landscape plan for WARNER VILLAGE located at 1342 West Warner Road.
- December 16, 2004 City Council introduced and held a first public hearing for the proposed amendments, use permits, variances and development plan.
- January 6, 2005 City Council held a second public hearing and approved the proposed General Plan Map Amendment, Zoning Map Amendment, use permits, variances and General Plan of Development.
- December 15, 2005 City Council approved the request by WARNER VILLAGE #SBD-2005.18 for a Final Subdivision Plat for Warner Village, located at 1342 W. Warner Road.
- November 28, 2006 Development Review Commission approved the request by WARNER VILLAGE – PHASE 2 for Development Plan Review, including building elevations, site plan and landscape plan, to replace the originally proposed hotel with additional commercial and medical office complex.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review





WARNER VILLAGE - HYATT SUMMERFIELD SUITES (PL070201)



t. howard + associates, inc. architecture, interior design, planning

June 26, 2007

Ms. Diana Kaminski

Senior Planner
Development Services
City of Tempe
31 East 5th Street
Tempe, AZ. 85281

Re: Hyatt Summerfield Suites
Letter of Explanation

Dear Ms. Kaminski:

Gencom Group is proposing a Hyatt Summerfield in Tempe, Arizona. The site is located on the east side of Priest Drive where Commercial Drive dead-ends into Priest Drive (8575 South Priest Drive).

The site is approximately 3-acres and will develop a 4-story, 131-suite and studio hotel. The hotel will be built in a horseshoe shaped building with an outdoor pool surrounded by landscaped gardens and patio gazebo. The lobby area will consist of soft seating for arriving and departing guest, a business center where guests can surf the web or conduct business, a fitness center, featuring Life Cycle equipment, and a dining area where the complimentary hot breakfast and manager's reception will take place. There will not be a restaurant for the general public. There will be approximately 1,500 s.f. of meeting place. The building will be serviced by two elevators.

The suites and studios will feature oversized guest rooms with full kitchens, living rooms, a dining area, and oversized baths. The kitchens will be equipped with microwaves, two burner stoves, dishwashers, refrigerators/freezers with ice makers, cabinets and will be fully equipped with all stemware, silverware, and cookware.

The living area will have a 32" flat panel television and features Hyatt's cozy corner, an L-shaped couch with a queen sized sofa/sleeper. The bedroom will be set up with Hyatt's Grand Bed.

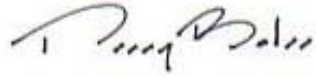
If you have any questions or need further information contact me.

1506 w. griffin street
dallas, texas 75215

T 214.522.1100
F 214.522.5623

www.thaarch.com

Sincerely,
t. howard + associates

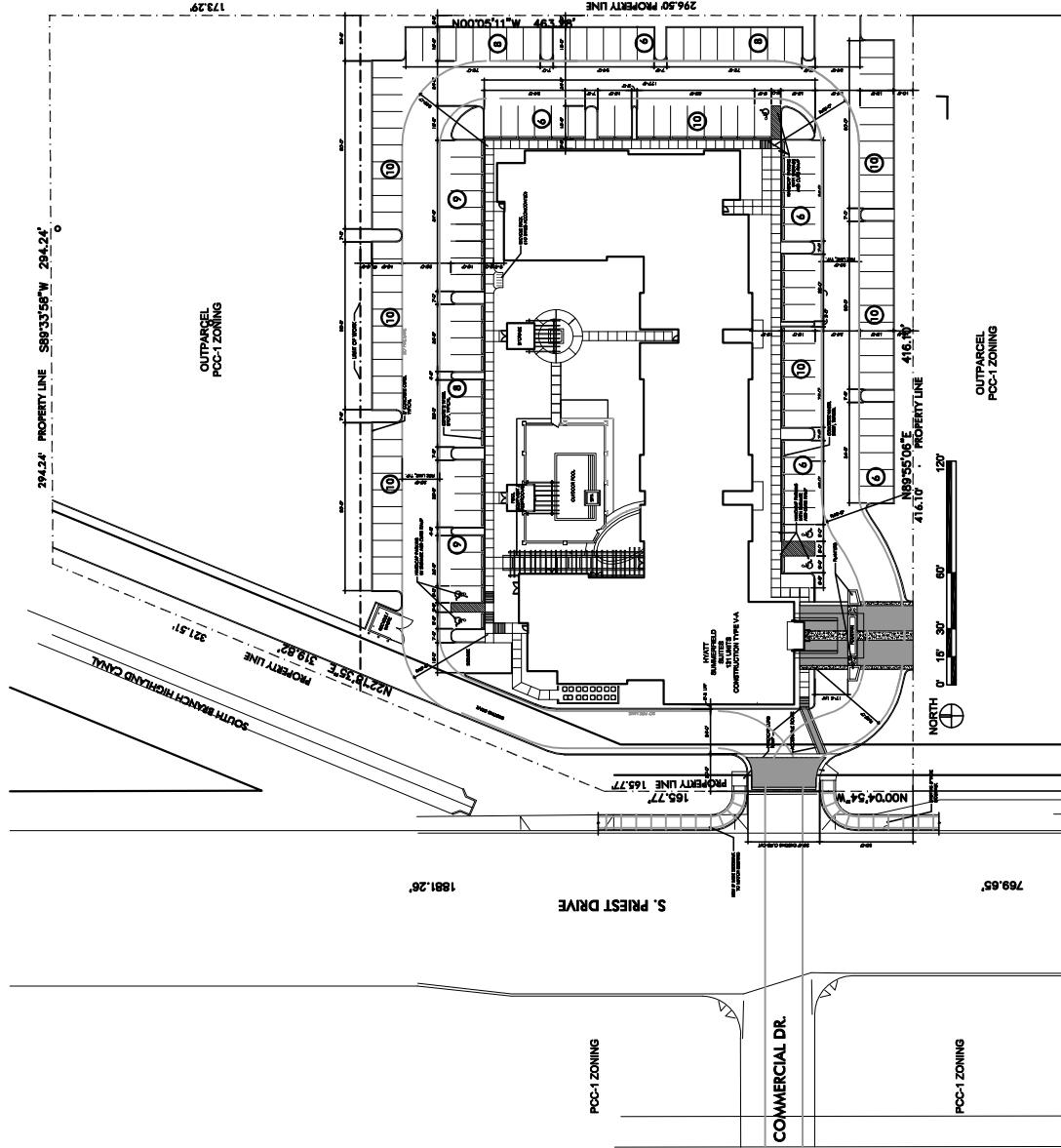
A handwritten signature in black ink, appearing to read "Denny Boles".

Denny Boles, AIA, LEED AP
Director of Project Management

1506 w. griffin street
dallas, texas 75215

T 214.522.1100
F 214.522.5623

www.thaarch.com



Submitted by:
T. Howard & Associates, Inc.
1506 Griffin Street West
Dallas, Texas 75215
(214) 522-1100
Contact: Karen Thrasher, AIA

Project Name:
Hyatt Summerfield Suites
Site Address:
8578 S. Priest Drive
Tempe, Arizona 85284

Scope of Work:
Provide new 4-story hotel with 131 guest suites, meeting room, dining area, exercise room, and necessary parking.

Permits & Variances:
ZUP07061 Use permit to allow a hotel in the PCC-1 District
ZUP07062 Use permit to increase the maximum building height by 12% from sixty (60) feet to sixty-seven (67) feet.

Legal Description:
Lots 1 and 2, Warner Crossing

Parcel Size:
Within scope of work: 119,855 sq. ft. (2.75 acres)
Total Site: 174,226 sq. ft. (4.0 acres)

Plan 2030:
Projected Land Use: Commercial
Projected Density: zero

Zoning:
Current: PCC-1 Planned Neighborhood Commercial Center

Lot Coverage:
Maximum 50%
Building Coverage: 28,047 sq. ft. (14.9%)

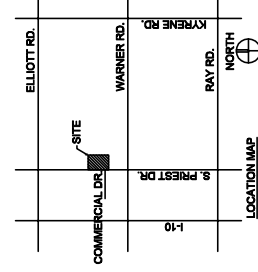
Building Height:
4 stories, 60' tall at highest element

Construction Type:
Type V-A, sprinkled
Classification:
Group R-1, 131 guest suites

Parking:
Required (1 per suite + 3,500 sq. ft. office): 143 spaces (incl. 5 accessible)
Provided: 143 spaces (5 accessible)

Required Bicycle Parking: (1 per 20 units + 2 min for office) 9 spaces
Provided: 10 spaces

Landscape Area:
Required: 19%
Provided: 28,764 sq. ft. (15.4%)



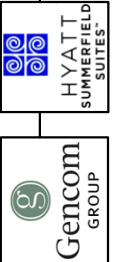
HYATT SUMMERFIELD SUITES Priest Drive TEMPE, ARIZONA

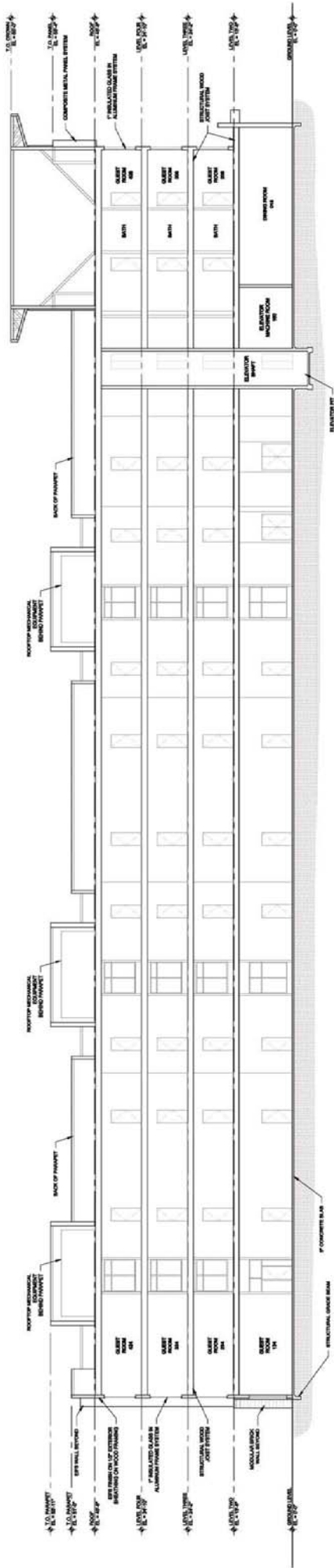
otak
Incorporated
61 W. Third Street, STE. 201
Tempe, AZ 85283
Phone: (480) 557-8670
Fax: (480) 557-8506

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

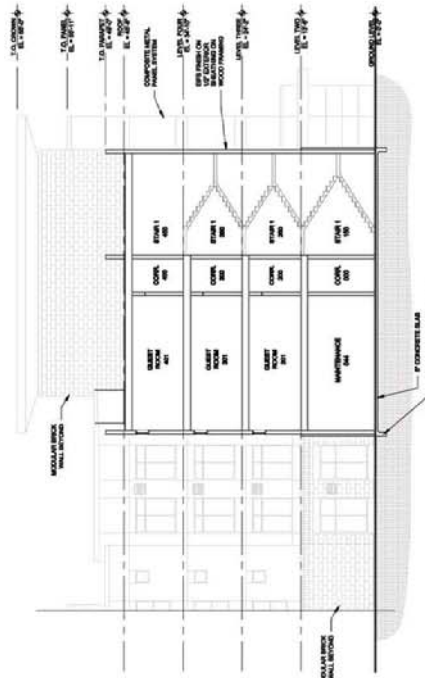


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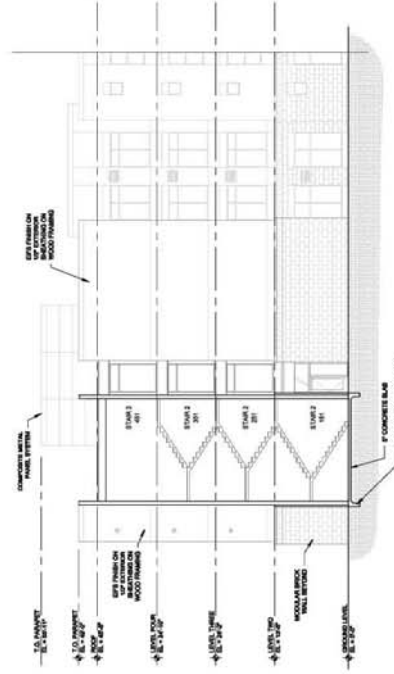




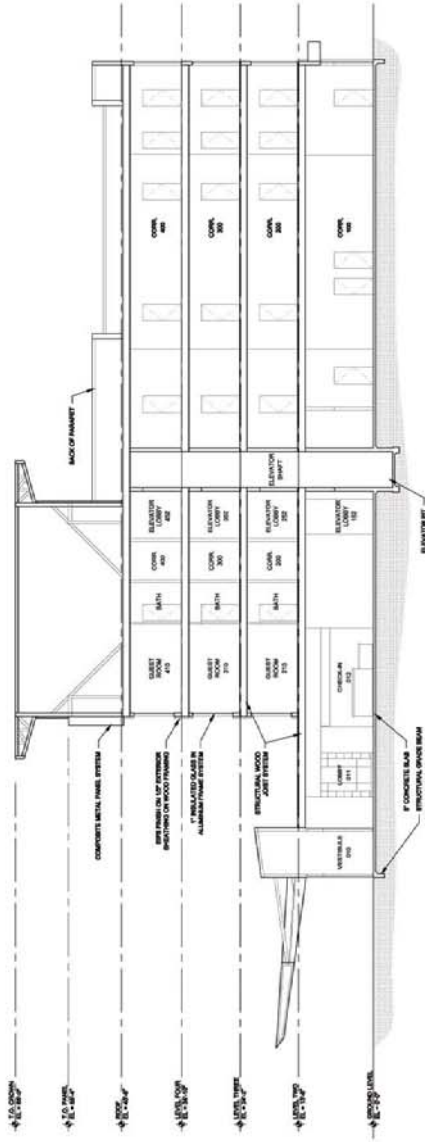
Building Section
Scale: 3/32" = 1'-0"



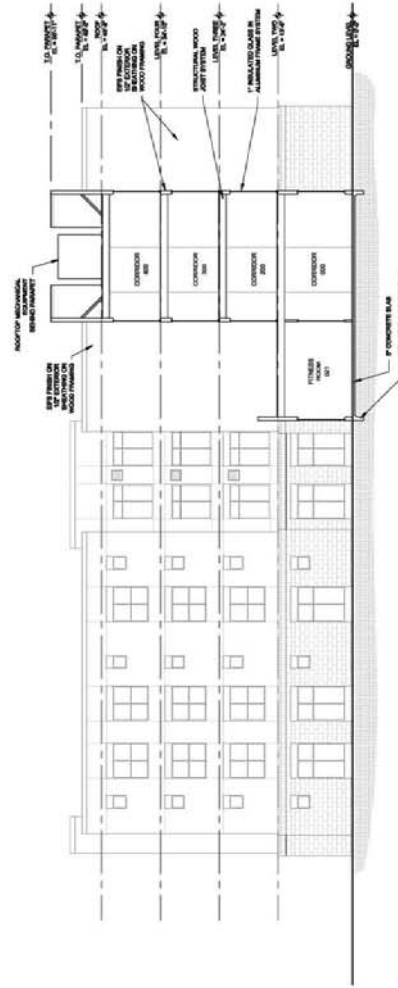
Building Section at Stair 1
Scale: 3/32" = 1'-0"



Building Section at Stair 2
Scale: 3/32" = 1'-0"



Building Section
Scale: 3/32" = 1'-0"

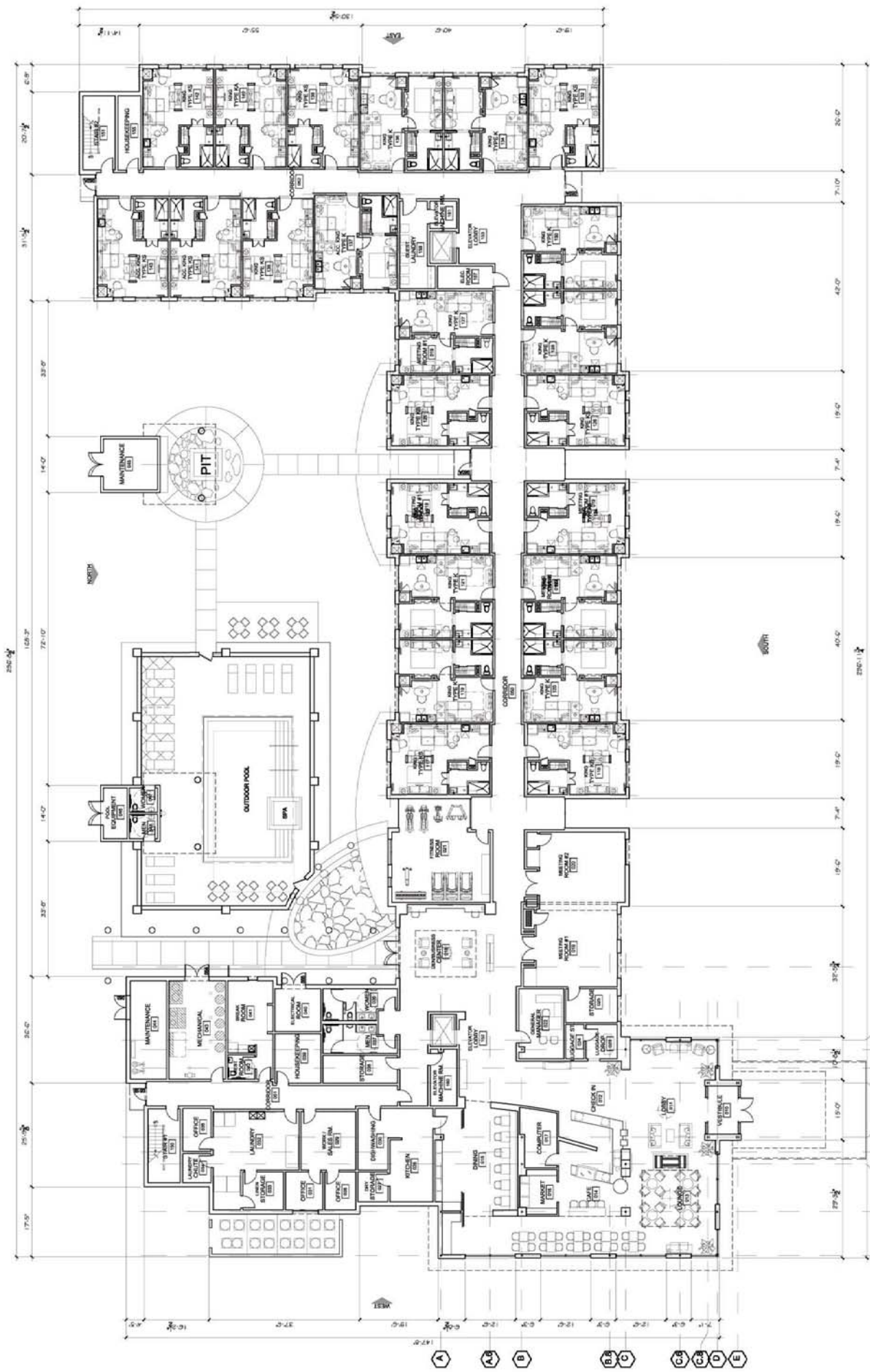


Building Section
Scale: 3/32" = 1'-0"



HYATT SUMMERFIELD SUITES
TEMPE, ARIZONA

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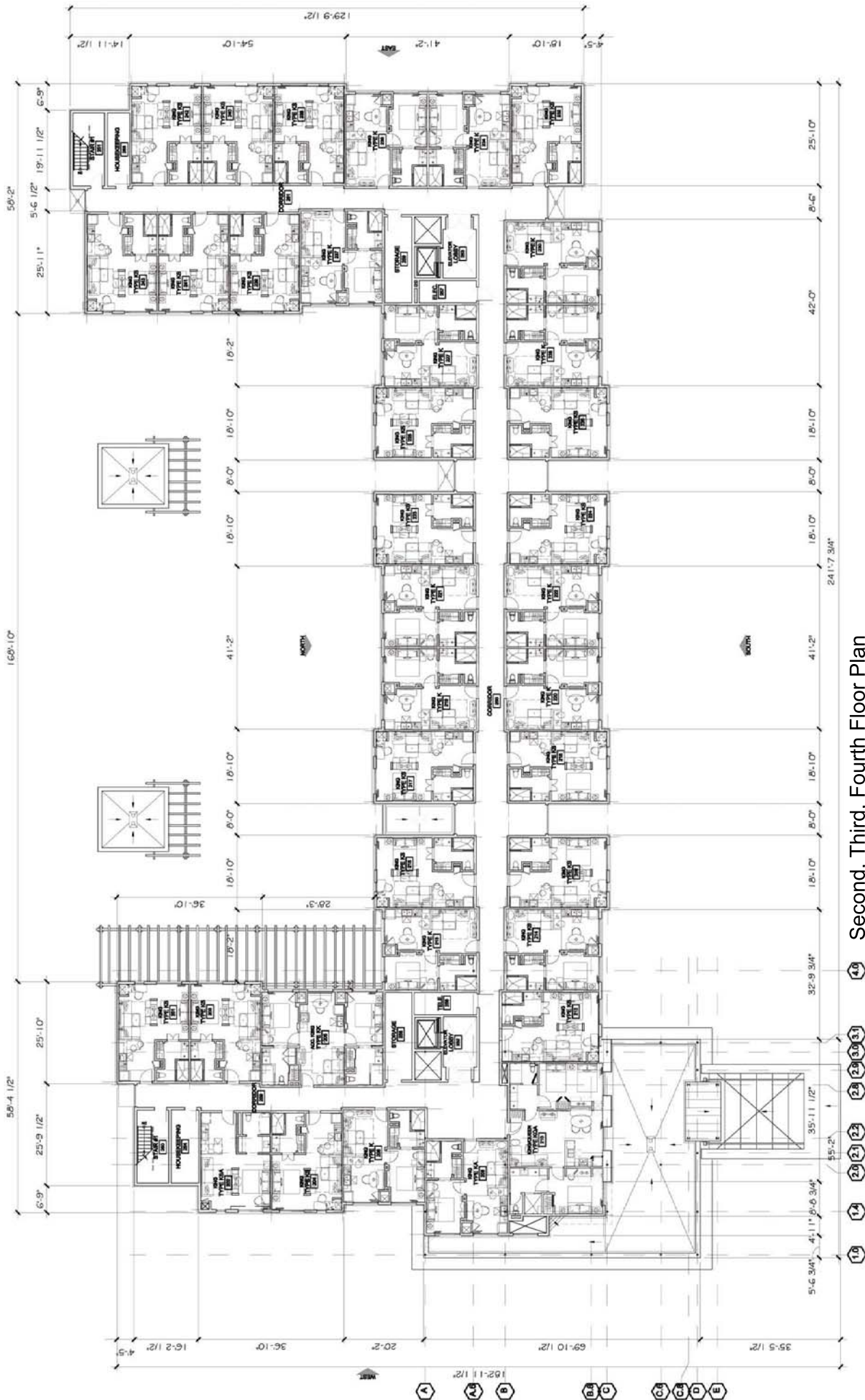
First Floor Plan
Scale: 3/32" = 1'-0"

25,640 sq. ft.



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Second, Third, Fourth Floor Plan

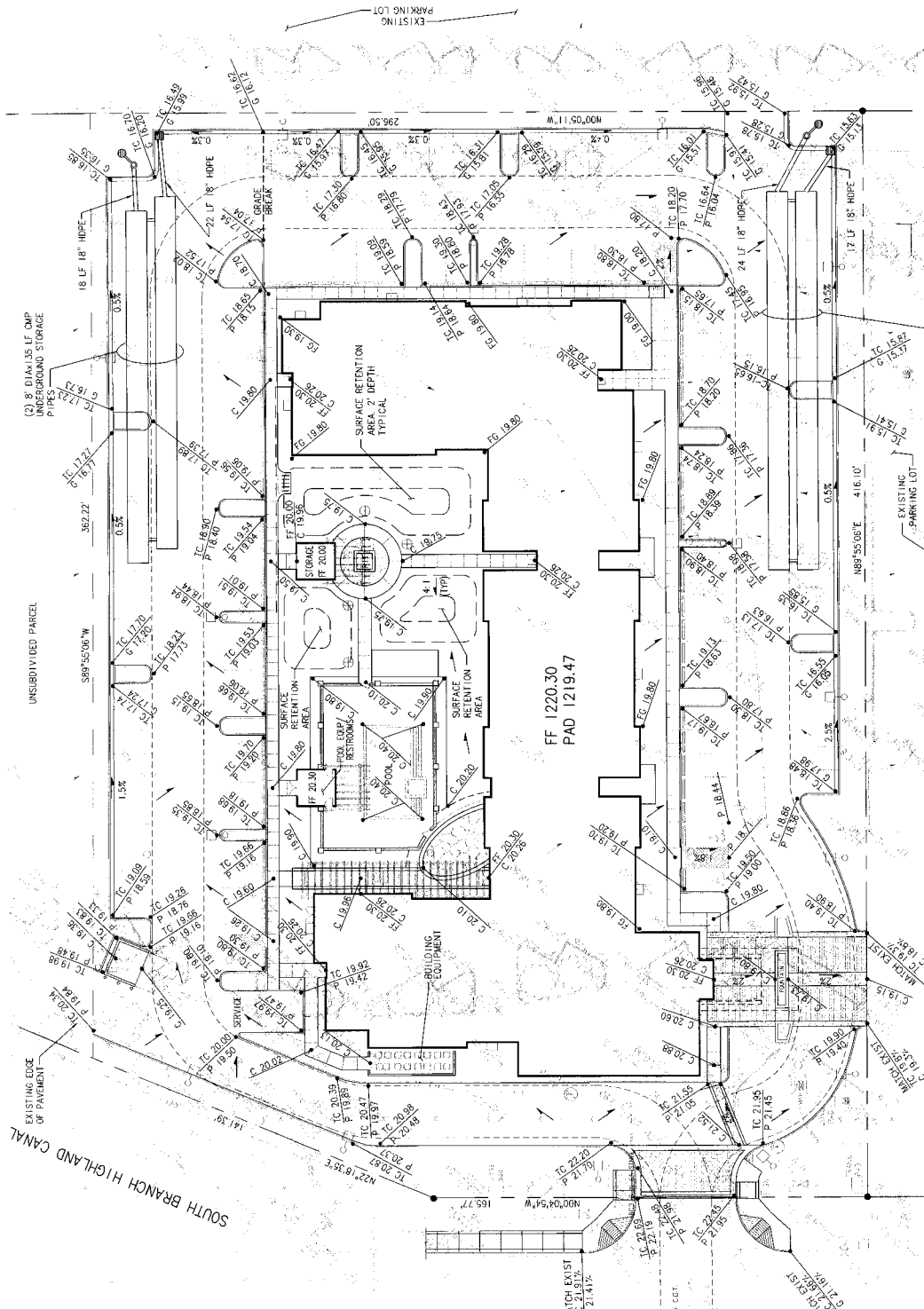
Scale: 3/32" = 1'-0"
23,359 sq. ft. (95,717 Total Building)



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PRIEST DRIVE



NOTE.
SEE ARCH TECTS SITE PLAN FOR SITE
DIMENSIONS, LABELING, PARKING LAYOUT
AND LANDSCAPING. PROPOSED C&G ROUTES AND
PARKING STRIPING, ETC.

RETENTION CALCULATIONS

STORAGE REQUIRED	
PAVEMENT, CONCRETE, ROOFTOP, HARDSCAPE	
148,000 SF (0.95)(2.4/12) = 28.20 CU FT/0.65 ACFT	
LANDSCAPE AREAS	
TOTAL	26,250 SF (0.60)(2.4/12) = 3,150 CU FT/0.07 ACFT
STORAGE PROVIDED	31,270 CU FT/0.72 ACFT
SURFACE RETENTION = 4100 CU FT/0.09 ACFT.	
UNDERGROUND RETENTION = 28,200 CU FT/0.65 ACFT.	
TOTAL	32,000 CU FT/0.74 ACFT



HYATT SUMMERFIELD SUITES
PRELIMINARY GRADING & DRAINAGE PLAN
Priest Drive
TEMPE, ARIZONA



511 W Third Street, STE 201
Tempe, Arizona 85281
Phone: (480) 557-6870
Fax: (480) 557-8526



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LANDSCAPE ARCHITECTS

C1

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- LEGEND**
- PROPOSED
 - BUILDING
 - LIMITS OF CONSTRUCTION
 - SINGLE CURB
 - CURB & GUTTER
 - SIDEWALK RAMP
 - HANDICAP ACCESSIBLE ROUTE
 - HANDICAP PARKING
 - SPOT GRADE
 - TOP OF CURB
 - FINISH FLOOR
 - PAVEMENT
 - CONCRETE
 - DRYWELL-MANWELL PLUS
 - STORM DRAIN CATCH BASIN
 - CONCRETE WHEEL STOP
 - DRAINAGE FLOW DIRECTION
 - STORM DRAIN PIPE
 - LIGHT FIXTURES
 - EXISTING
 - PROPERTY LINE
 - PROPERTY CORNER
 - WATER LINE
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - FIBER OPTIC LINE
 - ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - DRAINAGE FLOW DIRECTION
 - STREET LIGHT ON CONC. BASE
 - CONCRETE BASE (STREET LIGHT REMOVED)
 - WATER METER
 - MANHOLE (AS NOTED)
 - SIAMANESE CONNECTION
 - WATER VALVE
 - EXISTING SPOT GRADE
 - CHAIN LINK FENCE
 - POWER POLE
 - SIGN
 - SINGLE CURB
 - CURB & GUTTER
 - TREE
 - JUNCTION BOX
 - ELECTRICAL BOX
 - SANITARY SEWER
 - TELEPHONE
 - BOLLARD

SCALE: 1"=20'
N. 111° 15' 00" E 416.10'

Hyatt Summerfield Suites
Tempe, Arizona

Site Photos
8575 South Priest Drive



















West Elevation
Scale: 3/32" = 1'-0"



East Elevation
Scale: 3/32" = 1'-0"



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North Elevation
Scale: 3/32" = 1'-0"



South Elevation
Scale: 3/32" = 1'-0"



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